



**1.5 Acres**

**\$5,000**

**Pershing County, Nevada**

landresellers.com/properties/fef962a20c0



## Property Details

**Property Types:** Land, Residential

**State:** Nevada

**County:** Pershing County

**City:** Lovelock

**Price:** \$5,000

**Total Acreage:** 1.5

**Property ID:** HRR E-E-107

**Property Address:** 11120 Park Valley Drive,  
Lovelock, NV

**APN:** 010-494-10

**GPS:** 40.435502252697, -118.26584000099

**Subdivision:** Humboldt River Ranch

**Unit:** E

**Block:** E

**Lot:** 107

**CCRs:** yes

**Association Fees:** 256

**Roads:** graded / gravelled

**Power:** at road

**Taxes:** \$46

**Seller Fees:** 135

### Humboldt River Ranches

Maintained gravel and graded roads are throughout the Humboldt River Ranches subdivision. The Humboldt River Ranch Association (HRRA) is a private ranch community located between Lovelock and Winnemucca Nevada. Located in the foothills, which gradually slope westerly, between the Humboldt Mountain Range and Interstate 80. HRRA properties share the view of some of the most spectacular scenery in the West; desert, mountains, foothills, river, and the Rye Patch Reservoir, located just across I-80.. Humboldt River Ranch has endless outdoor activities ; kayaking, fishing, and camping on the Humboldt River. In the Humboldt Mountains there is ATVs, horseback riding, hunting, and hiking. The HRRA resort consists of 13 sleeper cabins, BBQ pavilion, 4 RV sites, RV storage, 3 tent sits, comfort/shower station. There is a community lodge located at the resort that has a common cooking facility, pool table, children's play area and television room. Members also have use of the campground facilities which border the Humboldt River.

Rye Patch Reservoir

Pershing County Land

Humboldt River Ranches

### Corner Lot

### Victory Hiway & Park Valley Dr.

- SIZE: 1.5 +/- acres
- APN#: 010-494-10
- LEGAL DESCRIPTION: Lot- 107 , Block- E , Humboldt River Ranch, Phase- E
- STATE: Nevada
- COUNTY: Pershing
- GENERAL LOCATION: SW corner of Victory Highway (old US 40) & Park Valley Drive.
- DRIVING DIRECTIONS: see map
- GPS (approx. ): Lat : 40.435502252696573 -- Long: -118.265840000988820
- GENERAL ELEVATION: 4200 feet
- GENERAL INFORMATION: Corner Lot lot with huge views of the Humboldt Range to the East and the Humboldt River Valley to the East. Small wet weather gully on property.
- TYPE OF TERRAIN: level - rolling

- ZONING: residential
- POWER: yes
- PHONE: yes
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: Paved
- PROPERTY TAX: \$46 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: HRRA \$64 a quarter road maintenance, upkeep, resort usage fees
- TITLE INFORMATION: clear

## Seller Information



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